

# Public Land Sale

## Public Land Sale By Online Auction

### Three Properties in the Las Vegas Valley

**Auction Start Date:  
June 16, 2003**

**Online Auction Site:  
[www.auctionrp.com](http://www.auctionrp.com)**

Offered by the Bureau of Land Management  
(BLM), Las Vegas Field Office

Online auction services provided by the  
U.S. General Services Administration (GSA)

Send enclosed bid forms and bid deposits to:

U.S. General Services Administration  
Office of Property Disposal (9PR)  
450 Golden Gate Avenue, 4<sup>th</sup> Floor East  
San Francisco, CA 94102-3434  
Attn: June 2003 Online Auction

## For More Information

### Phone

1-888-GSA-LAND (472-5263)  
Fabian Huey ..... ext. 3408  
David Haase ..... ext. 3426  
Gina Arias-Arrieta ..... ext. 3431

### Web Sale Page

<http://propertydisposal.gsa.gov/property>  
Click on Nevada

### Online Auction

[www.auctionrp.com](http://www.auctionrp.com)

## Auction Details

This sale consist of 3 parcels all located in Clark County, Nevada that were not sold at the June 5, 2003 Oral Auction. The parcels, as described in the enclosed maps and encumbrance information, are parcels generally suitable for residential and/or commercial purposes.

### How to participate:

- Review enclosed parcel information and online auction instructions enclosed the general terms in the sale brochure.
- Submit bid form with \$1,000 registration deposit (certified check, postal money order or credit card) for each parcel to GSA either by mail, fax or online. Enter Property Code (listing on back) and the Parcel Number to complete bid form.
- Go to [www.auctionrp.com](http://www.auctionrp.com) or call toll-free 888-GSA-LAND (use Property code for the assigned parcel) to check for increased bids and closing date (to be announced).
- Use your User ID and Password to increase your bid on the property.

### Important Information:

Bidding will begin at the appraised fair market value. No parcel will be sold for less than its fair market value (see parcel maps for FMV).

After the auction closes, the highest qualified bids will be declared and the highest bidder will be required to submit an additional amount, when taken together with the initial registration deposit, will equal at least ten percent (10%) of the amount bid within ten days of the date on the "ten percent" letter.

High bidders will have 180 days of the date of the "ten percent" letter to pay the remaining amount. Failure to pay the full price within 180 days shall disqualify your bid and you will forfeit your registration deposit to the BLM.

Please refer to the 2003 sales brochure for General Terms and Conditions. If you need a copy of the sales brochure, please contact us.

## PROPERTY CODES FOR JUNE 2003 ONLINE AUCTION

The following lists the three parcels that were not sold at the June 5, 2003 Oral Auction and are available by online auction beginning June 16, 2003. Please use the specified Property Code to bid online at [www.auctionrp.com](http://www.auctionrp.com).

Property Code	Parcel No	APN	Acres	Fair Market Value
233	N-66702-00-99	176-12-601-017	7.5	\$1,470,000
234	N-76400-03-103	161-28-401-008	10	\$1,300,000
235	N-76389-03-92	Pt. 176-23-301-006	12.5	\$2,480,000

## ENCUMBRANCES FOR JUNE 2003 ONLINE AUCTION PROPERTIES

### **N-66702-00-99**

No encumbrances identified.

### **N-76400-03-103**

N-38756 FHWA – Road

N-43249 Nevada Power – Power Line

N-37928 Bureau of Rec – 2 water well monitoring stations

Nev-033597 Nevada Power – Power Line

### **N-76389-03-92**

CC-014956 LA&SL Railroad Company – Railroad

CC-015251 SP LA&SL Railroad Company – Railroad

CC-017551 SP LA&SL Railroad Company – Railroad

N-5715 Central Telephone – Telephone Line

PEND N-53294 Clark County – Road (Tortoise Center)

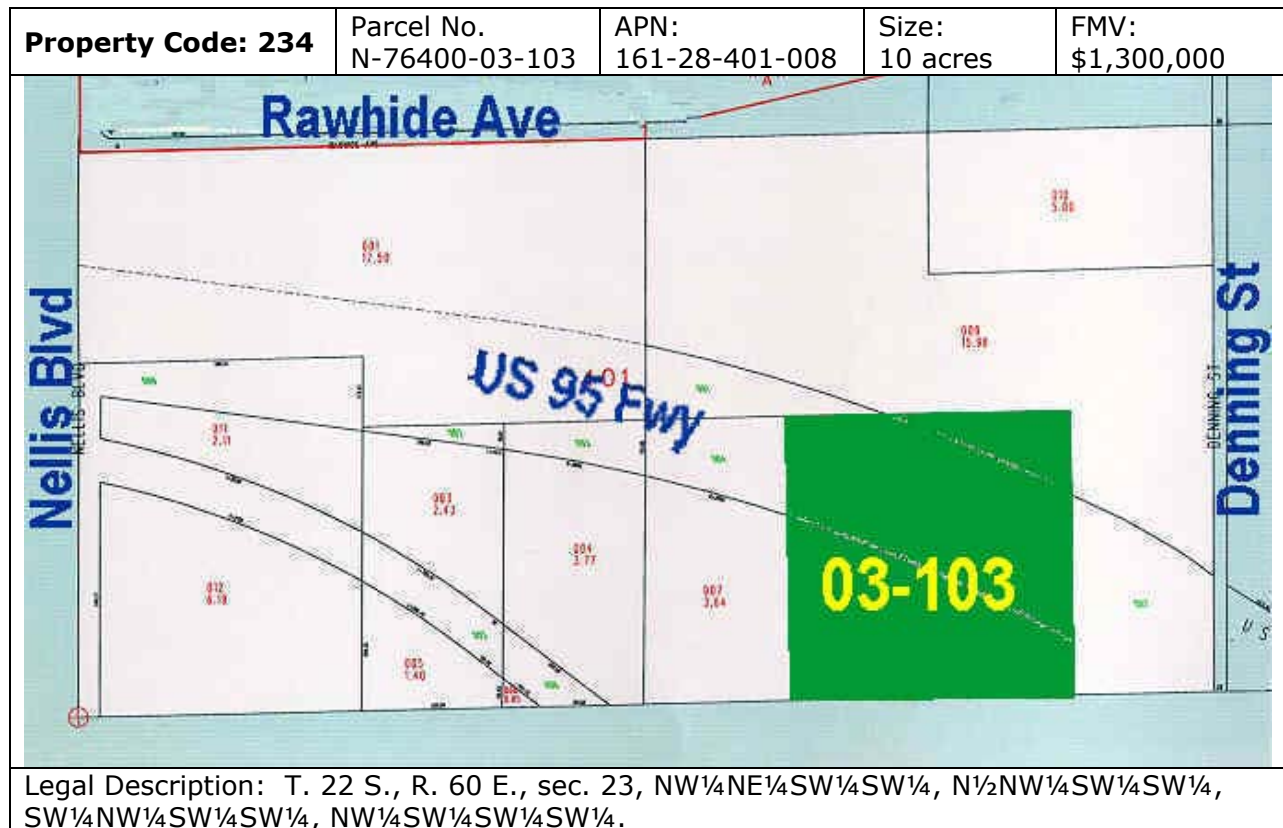
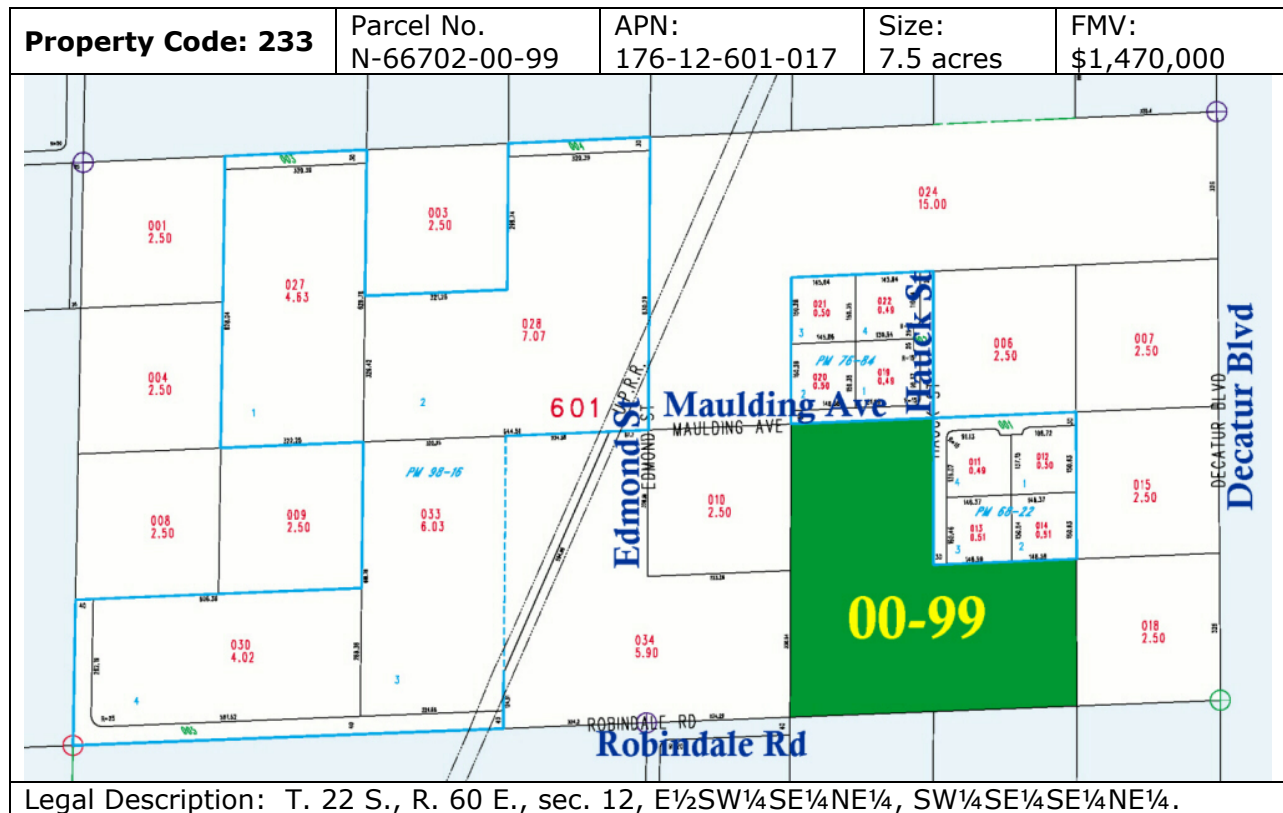
N-75918 Clark County Road

N-58927 Nevada Power – Power Line


N-75351 Nevada Power – Power Line

The North 30 feet of the NW¼NE¼SW¼SW¼, together with the West 75 feet and the North 30 feet of the N½NW¼SW¼SW¼, together with the West 75 feet and the South 30 feet of the SW¼NW¼SW¼SW¼, together with the West 75 feet and the North 30 feet of the NW¼SW¼SW¼SW¼ of Section 23, T. 22 S., R. 60 E., M.D.M., Nevada in favor of Clark County for road, public utilities and flood control purposes to insure continued ingress and egress to adjacent lands.

## PARCEL MAPS FOR JUNE 2003 ONLINE AUCTION PROPERTIES



## PARCEL MAPS FOR JUNE 2003 ONLINE AUCTION PROPERTIES

<b>Property Code: 235</b>	Parcel No. N-76389-03-92	APN: Pt.176-23-301-006	Size: 12.5 acres	FMV: \$2,480,000
 <p>Legal Description: T. 22 S., R. 60 E., sec. 23, NW<math>\frac{1}{4}</math>NE<math>\frac{1}{4}</math>SW<math>\frac{1}{4}</math>SW<math>\frac{1}{4}</math>, N<math>\frac{1}{2}</math>NW<math>\frac{1}{4}</math>SW<math>\frac{1}{4}</math>SW<math>\frac{1}{4}</math>, SW<math>\frac{1}{4}</math>NW<math>\frac{1}{4}</math>SW<math>\frac{1}{4}</math>SW<math>\frac{1}{4}</math>, NW<math>\frac{1}{4}</math>SW<math>\frac{1}{4}</math>SW<math>\frac{1}{4}</math>SW<math>\frac{1}{4}</math>.</p>				

# Online Auction Instructions

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## 1. Online Auction Overview

Specific sale information inserted in this brochure include an online auction component. The following instructions are to provide general information regarding this type of sale. An online auction is similar to an oral auction except bids are received through the Internet and by submission of written bids. The auction will be conducted over a period of several weeks. The date for receipt of final bids will be announced on the Internet and on a telephone hotline message with three days prior notice. The auction may continue beyond that date as long as bidders are willing to submit higher bids. Thus, the bidders determine when the sale closes by their bidding activity.

## 2. Bids and Terms of Sale

Bids to purchase must be on an ALL CASH basis only. No government credit terms are available. We have no information on the availability of private financing or on the suitability of this property for financing. Buyers are expected to arrange their own financing, and to pay the balance in full by the specified closing date.

## 3. Opening Bid

The auction will begin with a specific bid price, as stated in the enclosed information or on the auction web site, but for not less than the appraised fair market value. The Government seeks to obtain fair market value for the property and reserves the right to reject any and all bids.

## 4. Registration Deposit

a. A registration in the amount of **One Thousand Dollars (\$1,000.00)** must accompany your Bidder Registration and Bid Form for each property. The following methods of payment are acceptable to the Government: cashier's check, certified check, postal money order, and credit card payment (Visa or Mastercard only). Personal or company checks are **NOT** acceptable and will be returned to the sender. To register to bid and if you are prepared to make an initial

bid, please complete the enclosed Bid Registration and Bid Form and send to:

**General Services Administration  
Office of Property Disposal (9PR)  
450 Golden Gate Ave., 4<sup>th</sup> Floor East  
San Francisco, CA 94102-3434  
Attention: Las Vegas Online Auction**

b. Please make your check or money order payable to:

**"DOI Bureau of Land Management or (insert your name)"**

Making the checks payable to both will make it easier to negotiate the instrument, if and when your registration deposit is returned to you. Deposits by credit card may be made over the Internet by following the instructions on the website: [www.auctionrp.com](http://www.auctionrp.com) or by using the enclosed Registration Deposit by Credit Card Form. Only upon GSA's receipt of your signed and dated Registration Form and deposit, within (5) five business days from the date of initial bid/registration will you be allowed to bid online.

c. Within ten (10) calendar days of acceptance of an offer by the Government, the successful bidder agrees to deposit an additional amount, if any, which when added to the registration deposit, will equal at least ten percent (10%) of the amount bid. Failure to provide such bid deposit shall require rejection of your bid

d. Upon acceptance of a bid, the appropriate bid deposit of the successful bidder shall be applied towards payment of the successful bidder's obligation to the Government. The full balance of the purchase price is payable within 180 calendar days after award. At the time of closing, all cash money paid by the purchaser will be credited, without interest, toward the total purchase price.

e. Appropriate registration deposits accompanying bids that are rejected will be returned to bidders without interest.

f. Registration deposits received from the two highest bidders will be held as stipulated in Paragraph 15. All other registration deposits will be returned.

## 5. Bid Form

a. Bidder registration and subsequent bids must be submitted on the official Bid Form titled "Sale Bid and Certificate of Eligibility". All information and certification requested thereon must be provided. Bidder registration and bids submitted in any other manner or which fail to furnish all information or certifications required may be summarily rejected. Additional bid forms are available upon request or you may photocopy the enclosed forms.

b. Bidder registration and bid form should be filled out legibly with all erasures, strikeovers and corrections initialed by the person signing the bid. **The Bid Form must be signed and dated.**

c. To register online, bidders should return to GSA their original signed and completed "Sale Bid and Certificate of Eligibility" form within five (5) business days. Bidders should retain all other documents, including one copy of the Bid Form, for personal records.

## 6. Bidding in General

a. Initial bids will be accepted on the date specified in the enclosed inserts. Any bids received prior to that date for properties offered for sale will be deemed to have been received on that date.

b. Initial bids with proper registration deposit may be delivered to our office either in person, by fax, by U.S. Mail, by private delivery services, or via the Internet at <http://www.auctionrp.com>.

c. Initial bids must be submitted without contingencies.

d. Award will be made that is in the best interest of the Government.

e. The Government reserves the right to reject any and all bids at any time for any reason. Frivolous bids will not be considered.

f. Bidders who registered online may increase their bids by following the instructions at [auctionrp.com](http://www.auctionrp.com). They may also submit increased bids in person, by fax, U.S. mail or private delivery services. By submitting your bid through [auctionrp.com](http://www.auctionrp.com),

you agree that Internet bid is a binding offer. You will be legally obligated for any and all bids submitted using your User ID number and password on the Internet.

## 7. Bidder Identification Numbers

Once the registration deposit and original signed bid form are received and approved, a User Identification number will be assigned or you may create your own user identification if you register online. Your User ID must be on the bid form when submitting bid increases. The User ID will be used to identify the bidders on the recorded hotline and on our auction web page, [www.auctionrp.com](http://www.auctionrp.com).

## 8. Daily Bidding Results

Bidders may call GSA's 24-hour bid hotline at **1-888-GSA-LAND** to hear the current high bid. The property codes will be identified in any enclosed inserts. Bidders may visit [propertydisposal.gsa.gov](http://propertydisposal.gsa.gov) or our online auction web site at [auctionrp.com](http://www.auctionrp.com) to obtain current bidding information. The bid hotline and the auction web site will be updated each Monday morning (excluding Federal Holidays) with the highest bid received over the weekend, and whenever new high bids are received during normal business hours. Bidders will be notified via the hotline recording and the web page when bidding will be closed. Bidders are urged to pay close attention to the recording and web page, which will contain new, revised and useful information regarding the high bid and the closing date of the auction.

## 9. Increasing Your Bid

If you learn from the recorded message or from the web page that your bid was not the high bid, or if another bidder exceeds your previously high bid, you may increase your bid until such time as bidding is closed. Increases in previously submitted bids are welcome and the registration deposit from your first bid will apply to subsequent increased bids. Increased bids must be submitted on the official GSA bid forms

unless you are bidding online. Official bid forms may be photocopied. Increased bids must be at **least Fifty Thousand Dollars (\$50,000)** more than the previous high bid in order to be considered. **The Government reserves the right to increase the bid increment at any time prior to the close of the sale.** To increase a previously submitted bid, bidders may use one of the following methods: US mail, fax, private express delivery services or at [www.auctionrp.com](http://www.auctionrp.com). In the event that two bids of equal value are received via U.S. Mail, fax, online, etc., the first bid received will be recognized.

#### **10. Faxing your Bid**

**a.** Initial bids by fax may be made with a credit card (either Visa or MasterCard) by using the registration deposit form in the bid package. Increases in your bid must be submitted on GSA forms and sent to us by fax. Bids that are not submitted on GSA forms will be rejected. By faxing your bid, you are agreeing that your faxed bid is a binding offer. Faxed bids must be completely filled out and signed. The fax number for increased bids or initial bids is **(415) 436-7402**.

**b.** A bid submitted by fax must arrive at the place and by the date and time that the Government has specified as the deadline for receipt of bids. If a bidder chooses to transmit a bid by fax, the Government will not be responsible for any failure attributable to the transmission or receipt of the faxed bid, including, but not limited to, the following:

1. Receipt of a garbled or incomplete bid.
2. Availability or condition of the receiving facsimile equipment.
3. Incompatibility between the sending and receiving equipment.
4. Delay in transmission or receipt of bid.
5. Failure of the bidder to properly identify the bid.
6. Illegibility of bid.
7. Security of bid data.

**c.** If your fax bid is not reflected on the GSA Property Disposal Hotline recording or on the web page, and it is higher than the announced bid, you must call GSA at 1-888-

GSA-LAND ext. 3431 or 3426 for verification that your fax bid was received.

#### **11. Call for Final Bids**

A date will be set for the receipt of final bids. That date will be announced on the web page and on the bid hotline recording. On that date, if no increased bid is received by 3:00 P.M., Pacific Daylight Time (PDT), then bidding will close at 3:00 P.M. and consideration will be given to selling the property to the high bidder. If an increased bid **is** received on the closing day before 3:00 pm, then bidding will be continued until the **next business day** on the same terms. Eventually, no one will out bid the high bidder and bidding will close at 3 p.m. (PDT) on that day. There is no advantage to waiting until the last minute to bid.

#### **12. Bidding Online**

The Special Terms of Sale above apply to bidding over the Internet with the following exceptions and conditions:

**a.** Registration deposits by cashier's check may be made following the instructions above. Registration deposits by credit card (either Visa or MasterCard) may be made over the Internet following instructions on the web site: [www.auctionrp.com](http://www.auctionrp.com). Upon submission of the required information, the credit card account will be debited.

**b.** In order to complete your registration over the Internet, you must submit an official bid form that is signed and dated. Initial bid forms submitted by fax will be accepted. However, bid forms with an original signature must be submitted within five (5) business days from the date of the initial bid.

**c.** Bidders who registered online may increase their bids by following the instructions at [auctionrp.com/sanfrancisco](http://auctionrp.com/sanfrancisco). They may also submit bids by fax or mail. If your bid is not accurately shown on the web page, then you should call GSA at (888) GSA-LAND ext. 3431 or 3426. By submitting your bid through [auctionrp.com](http://auctionrp.com), you are agreeing that your Internet bid is a binding offer. You will be legally obligated for any

and all bids submitted using your user ID number and password on the Internet.

### **13. Bid Executed on Behalf of Bidder**

**a.** A bid executed by an attorney or agent on behalf of the bidder shall be accompanied by an authenticated copy of his Power of Attorney or other evidence of his authority to act on behalf of the bidder.

**b.** If the bidder is a corporation, the Certificate of Corporate Bidder must be executed. The certificate must be executed under the corporate seal by some duly authorized officer of the corporation other than the officer signing the bid. In lieu of the Certificate of Corporate Bidder, there may be attached to the bid, copies of so much of the records of the corporation as will show the official character and authority of the officer signing, duly certified by the secretary or assistant secretary, under the corporate seal, to be true copies.

**c.** If the bidder is a partnership, and all partners sign the bid, with a notation that they are all partners, the Government will not ordinarily require any further proof of the existence of the partnership. If all the partners do not sign the bid, then the names of all those except limited partners must be furnished on the bid and the Government, in its discretion, may require evidence of the authority of the signer(s) to execute the bid on behalf of the partnership.

### **14. Waiver of Informalities and Irregularities**

The Government may, at its election, waive any minor informality or irregularity in bids received.

### **15. Backup Bidder**

The second-highest bidder will be the backup bidder. If the high bidder is unable to consummate the transaction, the second highest bidder may then be considered for award. The backup bidder's deposit will be retained, without interest, until the first high bidder has increased their initial bid deposit to the required 10% of the purchase price. Subsequently, the bid deposit of the second-

high bidder will be returned by mail immediately thereafter. In the event that the Government is unable to make an award to the highest or second-highest bidder, the Government reserves the right to negotiate with the remaining bidders and make an award that is in the best interest of the Government.

### **16. Acceptable Bid**

An acceptable bid is one received from a responsible bidder, whose bid, conforming to this brochure, will be most advantageous to the Government, price and other factors considered.

### **17. Notice of Acceptance or Rejection**

Notice by the Government of acceptance or rejection of the bid shall be deemed to have been sufficiently given when faxed or mailed to the bidder or his duly authorized representative at the fax/phone number or address indicated in the bid. The processing of a bid deposit by the Government shall not, in itself, constitute acceptance of the bidder's offer. The Government reserves the right to reject any or all bids or portions thereof.

### **18. Additional Information**

The GSA issuing office, at the address given in this brochure, will, upon request, provide additional copies of this brochure and answer requests for additional available information concerning the property offered to facilitate preparation of bids. Each bid shall be deemed to have been made with full knowledge of all terms, conditions and requirements contained in this IFB.

### **19. Sale and Conveyance**

The sale and conveyance of the property shall be made subject to the following:

**a.** All covenants, easements, reservations, restrictions and encumbrances, whether of record or not.

**b.** Any statement of facts which a physical inspection and accurate survey of the property may disclose.

**BID REGISTRATION AND BID FORM  
BLM LAS VEGAS JUNE 2003 ONLINE AUCTION**

**SALE BID & CERTIFICATE OF ELIGIBILITY**

Read all instructions before completing this form.

Send bid registration and bid form to:

This form may be submitted by Fax: (415) 4367402

U.S. General Services Administration  
Office of Property Disposal Division (9PR)  
450 Golden Gate Avenue, 4<sup>th</sup> Floor East  
San Francisco, CA 94102-3434  
Attn: Las Vegas Online Auction

**Check one:**

**Initial Bid** (     )     **Increased Bid** (     )

Registration Deposit: **\$1000.00**     Serial/Parcel Number: \_\_\_\_\_

Property Code \_\_\_\_\_     Amount of Bid: \_\_\_\_\_

**NOTE: Individuals taking title together should check "Individual" box and each sign below.**

**Individual** (     )     I certify that I am a citizen of the United States, 18 years of age or older, and am not an employee of the U.S. Department of the Interior.

**Partnership** (     )     I certify that I am qualified as specified above for an individual. (If the recorded articles of incorporation for the partnership or association authorize certain persons to sign for the partnership or association, only those persons' signatures are acceptable. If there are no articles of incorporation or the articles are not of record, each member of the partnership or association must sign this certificate.)

**Corporation** (     )     I certify that I am an officer of the corporation named, which is organized under the laws of the United States or any state thereof, and that I am authorized by the corporation to purchase this land.

Print your name and write your signature below. Married women should sign their given name (i.e. Mary Ellen Jones, not Mrs. John Jones).

_____ Name of Individual or Corporation	_____ Name of Individual or Corporation
_____ Signature	_____ Signature
_____ Street Address	_____ Street Address
_____ City, State and Zip Code	_____ City, State and Zip Code

Address in which to mail patent: \_\_\_\_\_

Name and phone number of point of contact: \_\_\_\_\_

**NOTE: A mineral conveyance application fee of \$50.00 is required by BLM at time of closing.**

BLM LAS VEGAS JUNE 2003 ONLINE AUCTION

CERTIFICATE OF CORPORATE BIDDER

(for use with Bidder Registration and Bid Form for Purchase of Government Property)

I, \_\_\_\_\_, certify that I am \_\_\_\_\_  
(Secretary or Other Title)

of the Corporation named as bidder herein; that \_\_\_\_\_,  
(Name of Authorized Representative)

who signed this Bid For Purchase of Government Property on behalf of the

bidder was then \_\_\_\_\_ of said  
(Official Title)

Corporation that said bid was duly signed for and on behalf of said Corporation by

authority of its governing body and is within the scope of its corporate powers.

Signature of Certifying Officer: \_\_\_\_\_

(Corporate Seal Here)

**REGISTRATION DEPOSIT BY CREDIT CARD  
BLM LAS VEGAS JUNE 2003 ONLINE AUCTION**

Registration Deposit Amount: \$ 1,000.00 per property

Property Code \_\_\_\_\_

**Send this form to:**

U.S. General Services Administration  
Office of Property Disposal Division (9PR)  
450 Golden Gate Avenue, 4<sup>th</sup> Floor East  
San Francisco, CA 94102-3434  
Attn: Las Vegas Online Auction

**This form may be submitted by Fax: (415) 436-7402**

By completing this form and signing in the space provided below, applicant agrees to abide by the terms and conditions set forth in the Las Vegas 2002 Brochure and any Addendum. The applicant must be the authorized cardholder. The applicant agrees that his or her credit card account will be debited the full amount of the bid deposit, as specified in the Online Auction Instructions Page 7, paragraph 4, Bid Deposit Terms. In the event that applicant becomes the successful bidder, the bid deposit will be applied towards the purchase price for the property. In the event the applicant is not the successful bidder, the bid deposit will be credited to the credit account listed below.

**(Please print legibly)**

Applicant's Last Name: \_\_\_\_\_

First Name: \_\_\_\_\_ M.I.: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Check type of credit card used:      (    ) Visa              (    ) MasterCard

Name As It Appears On Card: \_\_\_\_\_

Card Number: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

Phone Number:    (        ) \_\_\_\_\_ Fax:    (        ) \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_